RESOLUTION

WHEREAS, the subject property is located within the area covered by the Central City North Community Plan ("Community Plan"), which was adopted by the City Council on December 15, 2000 (CF 97-0282); and

WHEREAS, the applicant is proposing to develop a mixed-use live-work development comprising of 110 live-work units, reserving 11 percent of the total units for restricted affordable units, 113,350 square feet of creative office, 50,848 square feet of new commercial space (that may include retail and/or restaurant floor area), and 8,114 square feet of covered ancillary space. The Project would consist of three buildings built on top of three levels of subterranean parking containing 479 parking spaces in the Arts District community; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to (a) change the land use designation for the subject property from Heavy Industrial to Commercial Industrial within the Central City North Community Plan ("Community Plan"); (b) amend the General Plan Generalized Land Use Map for the Community Plan area to reflect the Commercial Industrial land use designation; and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the Central City North Community Plan, representing a change to the social, physical and economic identity of the project site; and

WHEREAS, the City Planning Commission at its meeting of November 14, 2019, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

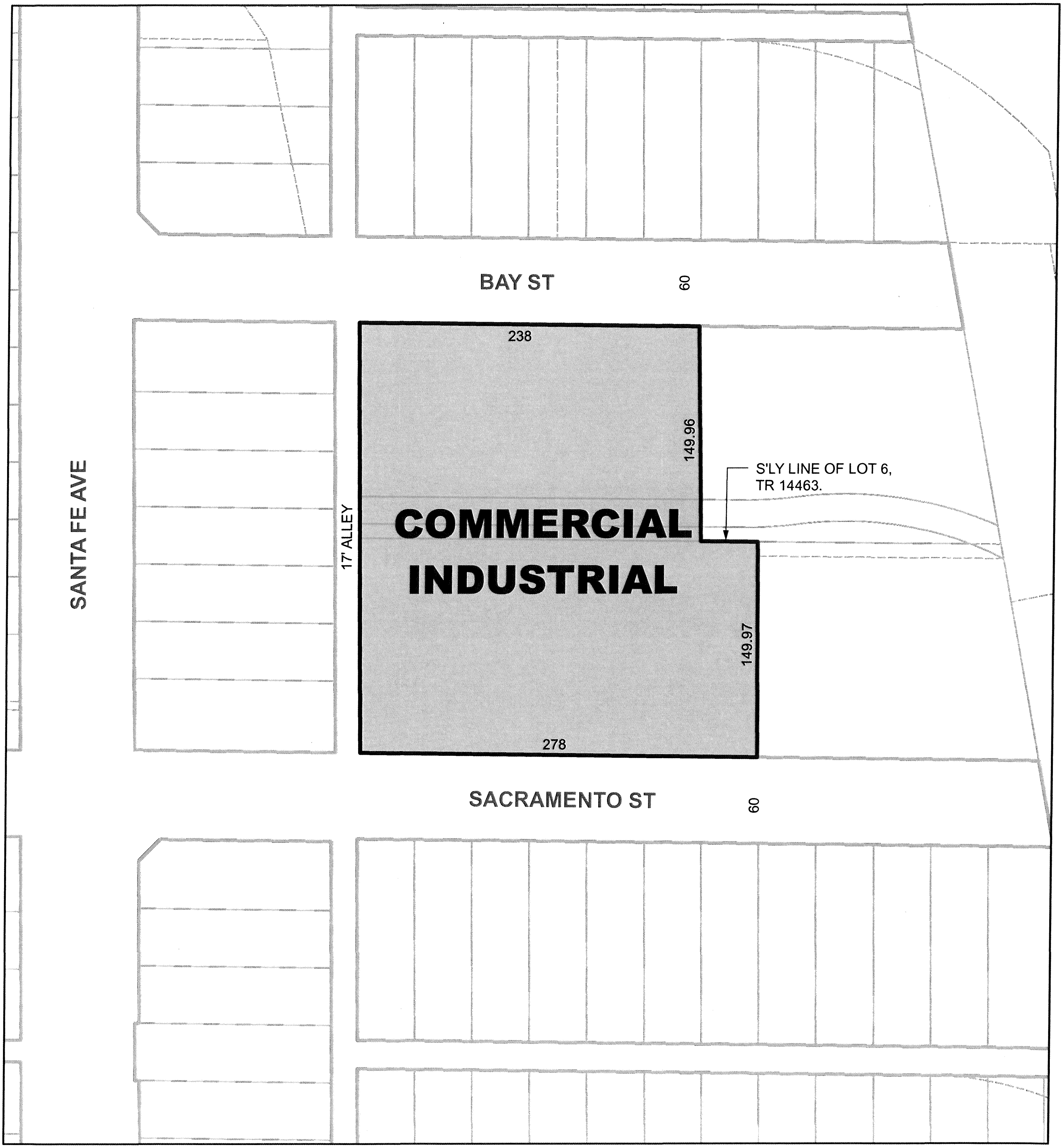
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Central City North Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the project has been reviewed by Environmental Impact Report, SCH No. 2017031007, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act ("CEQA") by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.

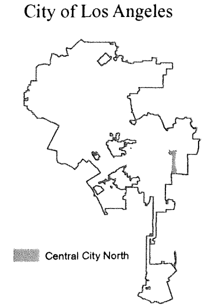


0 50 100
Feet

CPC-2016-3479-GPA-VZC-HD-SPR

AA/Cf 082719

CENTRAL CITY NORTH



Data Sources: Department of City Planning & Bureau of Engineering